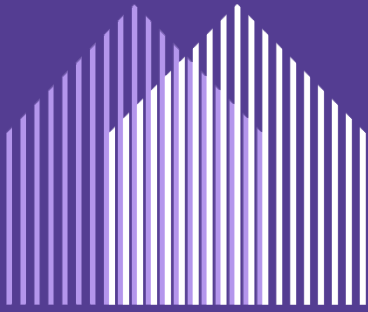


# DESEGREGATE CONNECTICUT





**DESEGREGATECT** is a pro-homes coalition of nonprofits and neighborhood groups promoting "All of the Above" land use reform at all levels of government to make Connecticut more economically prosperous, racially equitable, and environmentally sustainable. It is a program of the Regional Plan Association. This annual report covers the organization's third year (June 2022 - June 2023).

## FY2022 Highlights

- ▶ **July 2022**  
West Hartford TOC Walk  
Audit, State Candidate  
Pro-Homes Training
- ▶ **September 2022**  
Launched Fairfield  
County Affordable  
Housing Plan Scorecards
- ▶ **October 2022**  
Waterbury TOC  
Walk Audit
- ▶ **November '22:**  
Launched Local Hub
- ▶ **December '22:**  
Launched Work Live  
Ride Proposal
- ▶ **January 2023-  
April 2023**  
Local outreach for  
Work Live Ride
- ▶ **March 2023**  
New Britain TOC  
Walk Audit
- ▶ **April 2023**  
Danbury TOC  
Walk Audit
- ▶ **June 2023**  
Parts of Work Live Ride  
passed in SB998

## Growth and Victories

DesegregateCT expanded its ground game across the state and has set up the pro-homes movement to be a force for positive change in Connecticut for years to come.

This past year, we started the work of showing how the affordable housing crisis and climate crisis have converged and why it will take an "All of the Above" approach to solving both. We're proud to have put so much energy into building up resources for local pro-homes advocates and deepening relationships with more local governments to get everybody thinking about the importance of equitable and sustainable land use policies. With the debut of our Work Live Ride proposal, we are bringing housing, transportation, climate, and economic development into one holistic approach to make transit-oriented communities the vehicle for responsible growth in our state. We were thrilled to see an ever-widening coalition of groups support it.

## Core Activity Highlights

### RESEARCH

We launched our Affordable Housing Plan Scorecards in Fairfield County.

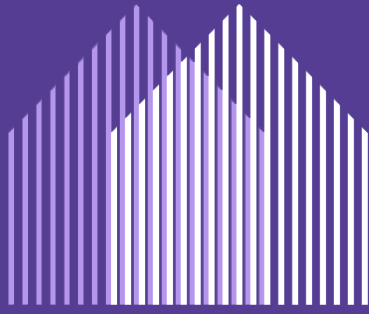
### EDUCATION

We launched the Local Hub on our website to assist local pro-homes advocates.

### ADVOCACY

We launched Work Live Ride, our state-level proposal to promote transit oriented communities and local-state planning collaboration.

▶ **LEARN MORE AT [DESEGREGATECT.ORG](https://desegregatect.org)**



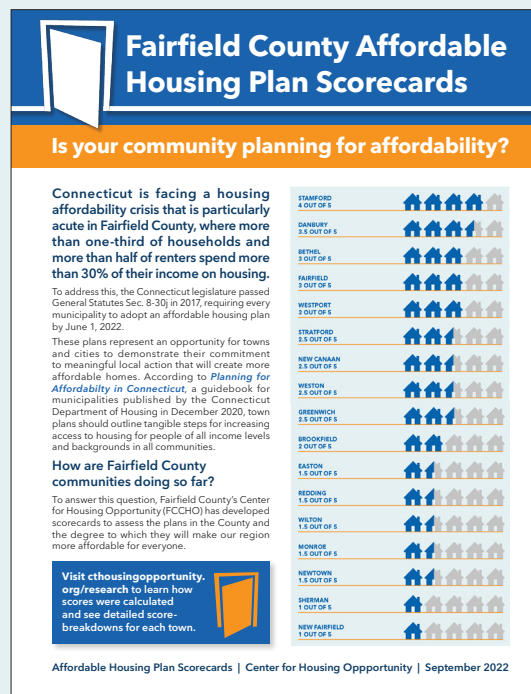
# RESEARCH

## Fairfield County Affordable Housing Plan Scorecards

Together with the Fairfield County Center for Housing Opportunity and building on the [Planning for Affordability in CT](#) guidebook that RPA developed with the CT Department of Housing in 2020, we created a scorecard process to review state-mandated Affordable Housing Plans as a means to hold local governments accountable for taking action on land use reform. We began our statewide review in Fairfield, culminating with a panel discussion in Westport in October with representatives from Westport, Fairfield, and Mayor Caroline Simmons from Stamford. ▶ [See CT Mirror's coverage.](#)

### Key Findings

- ▶ **Plans reviewed: 17**
- ▶ **Average score: 2.5 out of 5**
- ▶ **Highest score: Stamford – 4 out of 5**



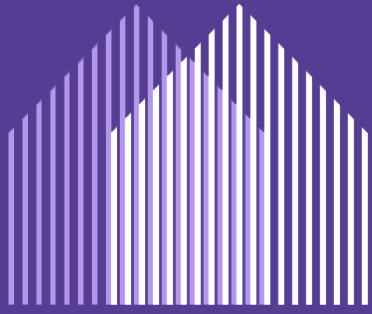
**HOUSING**

### Study: Room to improve in Fairfield County affordable housing plans

by Ginny Monk  
September 22, 2022 @ 6:39 pm

A few of the 18 new affordable housing units built by Greenwich at Armstrong Court.

In a [new analysis of 17 Fairfield County towns'](#) affordable housing plans, the median community received a ranking of 2.5 out of 5, showing scattered progress for many towns and room for improvement on equity and other issues in others.



# EDUCATION



## Transit Oriented Communities Walk Audits

Since early 2022, we have conducted “TOC Walk Audits” across the state to promote the concept of transit oriented communities, which calls for building more homes and jobs near our bus and rail stations.



During FY 22-23, we focused on CT cities and will highlight four: In Danbury, we partnered with students from Western Connecticut State University, in New Britain and Hartford we partnered with the Center for Latino Progress, and in Waterbury we partnered with The Naugatuck Valley Project. The walks are designed to promote the TOC concept at the local and state levels and have attracted over 300 participants, including members of the public, business and faith leaders, and local, state, and federal elected officials. These walks have solidified overwhelming public support for the TOC concept as demonstrated by a Growing Together CT [poll](#) from January 2022 showing that 76% of likely CT voters favor more density near transit.

► [Read coverage of Danbury's TOC Walk here NewsTimes.](#)



# Local Hub

As part of our core effort to activate local pro-homes advocates, we recognized the need for a centralized resource for local planning & zoning information.

We created the first-of-its-kind "Local Hub," a user-friendly interface providing links to the P&Z board webpage, municipal Plan for Conservation and Development and their Affordable Housing Plan, and contact information for key officials related to land use in all 169 of Connecticut's towns and cities. Paired with our existing Be The Change playbooks designed to help people advocate for local reform, we contacted over 500 pro-homes advocates with these resources to organize in local P&Z meetings.

## Fairfield County



**Bethel**  
Bethel is a town on the Danbury Branch of Metro-North's New Haven Line.  
[Read More →](#)  
Fairfield County



**Bridgeport**  
Bridgeport is in eastern Fairfield County and is Connecticut's largest city.  
[Read More →](#)  
Fairfield County



**Brookfield**  
Brookfield is a small town in north eastern Fairfield County.  
[Read More →](#)  
Fairfield County

## Hartford County



**Avon**  
Avon is a small town in the Farmington Valley in Hartford County.  
[Read More →](#)  
Hartford County



**Berlin**  
Berlin is a small town in the geographic center of Connecticut.  
[Read More →](#)  
Hartford County



**Bloomfield**  
Bloomfield is a small town and suburb of Hartford.  
[Read More →](#)  
Hartford County

## Litchfield County



**Barkhamsted**  
Barkhamsted is a small town in northeastern Litchfield County.  
[Read More →](#)  
Litchfield County



**Bethlehem**  
Bethlehem is a small town in south central Litchfield County.  
[Read More →](#)  
Litchfield County



**Bridgewater**  
Bridgewater is a small town in southern Litchfield County.  
[Read More →](#)  
Litchfield County

## Middlesex County



**Chester**  
Chester is a small town on the Connecticut River.  
[Read More →](#)  
Middlesex County



**Clinton**  
Clinton is a town on the Long Island Sound in Middlesex County.  
[Read More →](#)  
Middlesex County



**Cromwell**  
Cromwell is a small town on the Connecticut River.  
[Read More →](#)  
Middlesex County

## New Haven County



**Ansonia**  
Ansonia is a small city on the Naugatuck River with a Metro-North Railroad station.  
[Read More →](#)  
New Haven County



**Beacon Falls**  
Beacon Falls is a town on the Waterbury branch of the Metro-North New Haven line.  
[Read More →](#)  
New Haven County



**Bethany**  
Bethany is a town in northern New Haven County.  
[Read More →](#)  
New Haven County

## New London County



**Bozrah**  
Bozrah is a small town in central New London County.  
[Read More →](#)  
New London County



**Colchester**  
Colchester is a small town in northwestern New London County.  
[Read More →](#)  
New London County



**East Lyme**  
East Lyme is a mid-sized coastal town in western New London County.  
[Read More →](#)  
New London County

## Tolland County



**Andover**  
Andover is a rural town in south central Tolland County.  
[Read More →](#)  
Tolland County



**Bolton**  
Bolton is a small suburban town in western Tolland County.  
[Read More →](#)  
Tolland County



**Columbia**  
Columbia is a small town in southern Tolland County.  
[Read More →](#)  
Tolland County

## Windham County



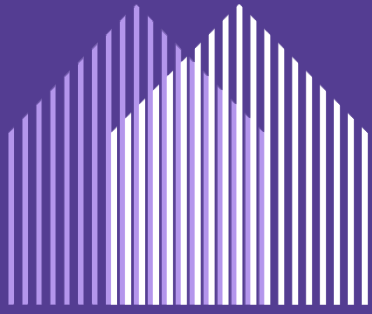
**Ashford**  
Ashford is a small town on the Mount Hope River.  
[Read More →](#)  
Windham County



**Brooklyn**  
Brooklyn is a small town in central Windham County.  
[Read More →](#)  
Windham County



**Canterbury**  
Canterbury is a small town in southern Windham County.  
[Read More →](#)  
Windham County



# ADVOCACY

## Work Live Ride

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Our 2023 proposal Work Live Ride was designed to address two critical obstacles to building support for state-level land use reform:

- 1. Lack of state capacity to effectively coordinate and build infrastructure**
- 2. Local level capacity and resistance to reform.**

Work Live Ride called for reorganizing state planning capacity around the underutilized Office of Responsible Growth and for attaching certain state discretionary funding to communities that enact zoning reform around transit stations

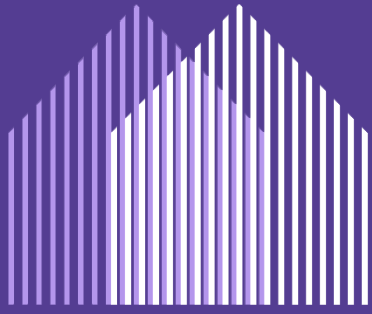
- We developed a strong working relationship with new leadership of the key Planning & Development Committee as well as the House Majority Leader and established trust with key members of Governor Lamont’s policy team.
- We leaned into local organizing and feedback which included speaking at over 40 P&Z commission meetings and reaching 1,200 residents. We collected 130 supportive pieces of testimony for our public hearing on March 14, 2023 and out numbered opposition testimony.
- Though Work Live Ride ended up in an unpopular omnibus bill that was significantly watered down, we scored a significant victory by formalizing the Office of Responsible Growth and securing new funding for additional staffing. We are confident that the policy and political momentum for Work Live Ride positions us well for passing it in 2024.



## Welcoming Neighbors Network

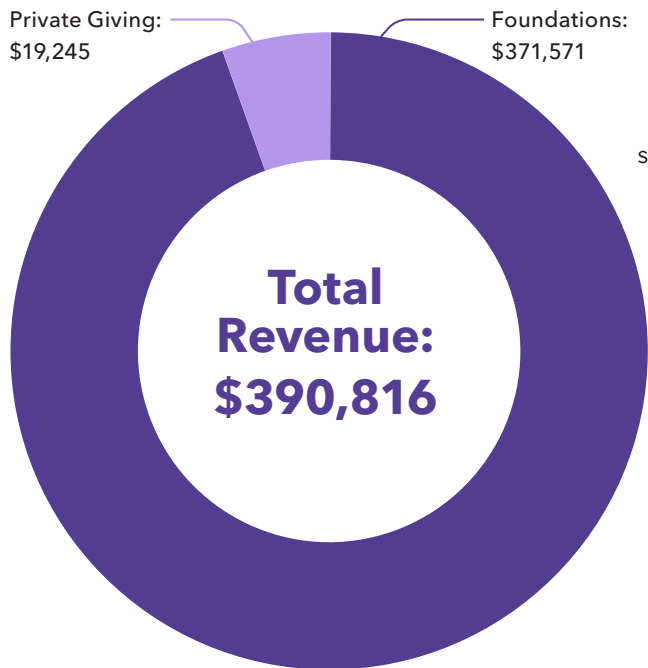
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We have worked to expand our peer-to-peer outreach and knowledge sharing to maximize the effectiveness of pro-homes work across the country. We are a founding member of the Welcoming Neighbors Network, a peer learning exchange that includes all of the major pro-housing statewide and municipal level groups working across the country and participated in our first regional meet-up of groups from the northeast.

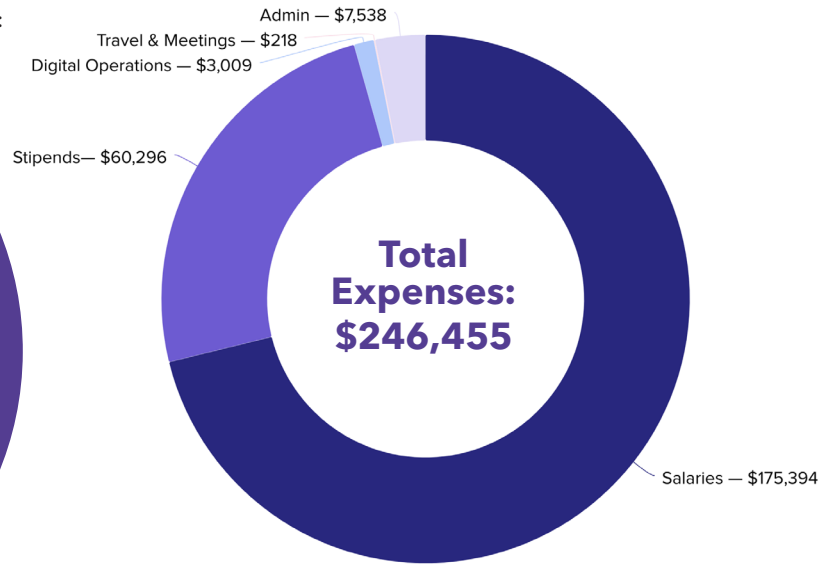


# BUDGET

## Revenue



## Expenses



**\$144,361** reserved for FY 2024

## Foundation and Individual Support



ForGood Fund at the  
Community Foundation  
of Eastern Connecticut



Hartford Foundation  
FOR PUBLIC GIVING



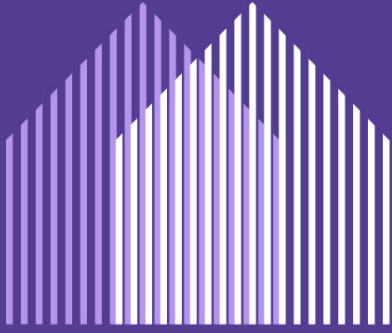
Open  
Philanthropy

### ONE TIME DONATIONS

Michelle & Martin Mlyniec	Curtis Mosley
Rocky Hill Congregational Church	Courtney Fero
Equitable Cities LLC	Max Kraimer
	Janice Jarrett
	Mark Pierce

### RECURRING (MONTHLY & ANNUAL) DONATIONS

Kathleen Dorgan	Nathaniel Edelman	Ila Duncan	Catherine Leonard
Matthew Bewley	Mia Dana	Emily Gordon	Daisuke Oh
Ross Burkardt	William Wright	Jeff Eng	Justin Potter.
Kate Raftery	Thomas Broderick	Deborah Stein	
Katha Pollitt	Samuel Hays	Casey Moran	
April Clark	Noah Robison	Michael Murphy	



# DESEGREGATE CONNECTICUT

## Staff

Pete Harrison, Director  
Tucker Salls, Legislative Director  
Alan Cavagnaro, Campaign Coordinator  
Sydney Elkhay, TOC Organizer

## Advocacy/Research Fellows

Nakia Alexander, Yale University  
Elena Brennan, Wesleyan University  
Theo Haaks, Yale University

## Legal Fellow

Sebastian Torres, UCONN Law

## Communications Intern

Owen Tacy, Connecticut College

## Organizing Intern

Haritha Subramanian, UCONN

## RPA Team

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Vice President, State Programs  
Sophie Cappello, Campaign Associate  
Meaghan McElroy, Communications

## Alumni

Nick Abbott, Defne Alpdogan, Kobe Amos, Ernest Andreoli, Sokaina Asar, Alexandra Barnes, Kathryn Blanco, Elena Brennan, Ehren Cahill, Christabelle Calabretta, Julia Carey-Ruiz, Cary Chadwick, Shea Charles, Astrid Chen, Makenzie Cossette, Michael Coulom, George Deleon, Emily DiSalvo, John Dunn, Rachel Elm kies, Sosa Erhabor, Alana Ervin, Rocio Fernandez-Gutierrez, Kevin Fitzgerald, Anibal Gomez-Contreras III, Duncan Grimm, Nick Guertin, Brian Harder, Liana Henderson-Semel, Eun Sok Hong, Robby Hill, Muad Hrezi, Andrew Jennings, Akash Kaza, Nash Keyes, Nicholas Klagge, Jared Klukas, Kevin Kurian, Amanda Kwong, Esmerelda Landa, Robert Lockaby, Nathaniel McLaughlin, Oliver Morris, Eleni Neyland, N'Dos Onochie, Chelsea Osei, Marcus Palumbo, Katelin Penner, Josh Picoult, Dean Pigott, Jessica Price, Natalie Punzak, Luke Reynolds, Audrey Rossignol, Katy Sherer, Anabel Sollinger, Leigh Stewart, Ming Thompson, Emily Tian, Will Viederman, Daisy Wang, Maggie Wainwright, Kim Winter, Sara Trueax, and Jo (Yiqiu) Zhou